155.0	0005	0012.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,200 /	744,200
					USE VALUE:	744,200 /	744,200
					ASSESSED:	744,200 /	744,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
871		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOGAN YVONNE C	
Owner 2:		
Owner 3:		
Street 1:	871 CONCORD TPKE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	DUNLAP JOHN/TRUSTEE -
Owner 2:	871 CON TPKE TRUST/LESTATE -
Street 1:	871 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,176 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1636 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8176.000	265,200		479,000	744,200
Total Card	0.188	265,200		479,000	744,200
Total Parcel	0.188	265,200		479,000	744,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.89 | /Parcel: 454.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	103444
GIS Ref	
GIS Ref	
Insp Date	11/14/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0005-0012.A

!12185!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,400	0	8,176.	479,000	744,400	744,400	Year End Roll	12/18/2019
2019	101	FV	213,600	0	8,176.	449,100	662,700	662,700	Year End Roll	1/3/2019
2018	101	FV	197,500	0	8,176.	371,200	568,700	568,700	Year End Roll	12/20/2017
2017	101	FV	197,500	0	8,176.	341,300	538,800	538,800	Year End Roll	1/3/2017
2016	101	FV	197,500	0	8,176.	311,400	508,900	508,900	Year End	1/4/2016
2015	101	FV	185,700	0	8,176.	305,400	491,100	491,100	Year End Roll	12/11/2014
2014	101	FV	185,700	0	8,176.	283,800	469,500	469,500	Year End Roll	12/16/2013
2013	101	FV	185,700	0	8,176.	270,000	455,700	455,700		12/13/2012

PRINT

Date	Time
12/11/20	02:17:38

LAST REV

Date	Time
09/18/18	14:48:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12185

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNLAP JOHN/TRU	69073-86		3/30/2017	Change>Sale	541,000	No	No		
DUNLAP JAMES P/	50390-50		11/27/2007	Family	1	No	No		
HILL KENNETH/ET	26096-305		3/1/1996		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	103444
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2018	1002	Insulate	666	C				
4/12/2017	410	Redo Bat	35,700	C				
11/25/2014	1611	New Wind	1,788					Install 2 replacem
4/2/2004	232	Add Bath	17,000					ON SFL
2/13/1997	66		4,000					PLAYROOM IN ATTIC
7/9/1996	313		900					8X12 WOOD DECK
5/28/1996	206		14,000					10X4 ADDITION + RO

ACTIVITY INFORMATION

Date	Result	By	Name
3/2/2018	SQ Returned	EMK	Ellen K
11/14/2016	Measured	DGM	D Mann
10/28/2008	Meas/Inspect	345	PATRIOT
11/2/2005	Fieldrev-Chg	BR	B Rossignol
2/25/2005	Fieldrev-Chg	BR	B Rossignol
2/24/2005	Permit Visit	BR	B Rossignol
12/20/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/24/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8176		Sq. Ft.	Site		0	80.	0.73	9			Med. Tr	-10					479,002						479,000	

Total AC/HA:	0.18770	Total SF/SM:	8176	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	479,002	Spl Credit		Total:	479,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.26260209
Const Adj.:	0.97757620
Adj $ / SQ:	129.600
Other Features:	91800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362051
Depreciation:	96812
Depreciated Total:	265238

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

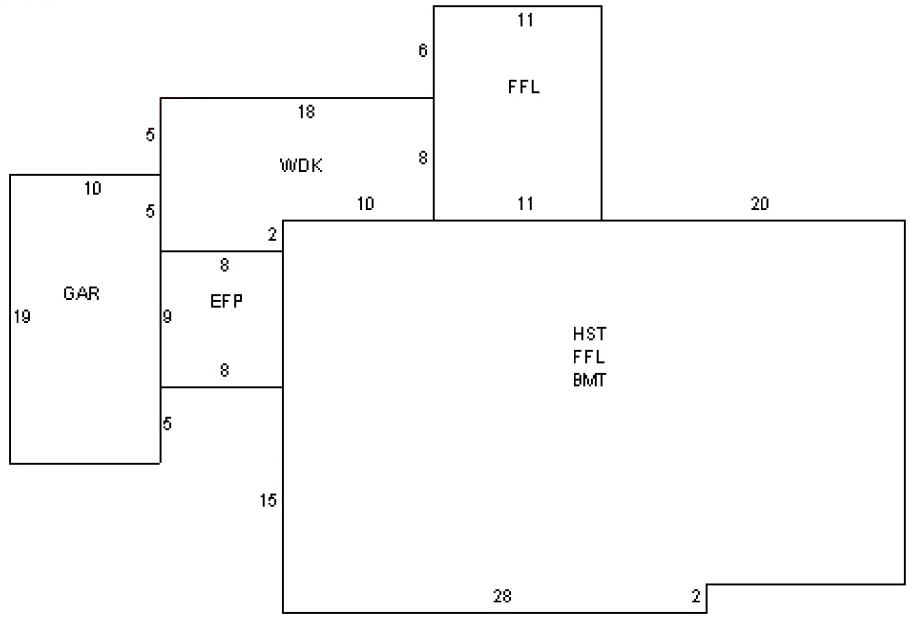
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.60
Special Features:	0	Val/Su Net:	83.50
Final Total:	265200	Val/Su SzAd	154.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,194	129.600	154,743
BMT	Basement	1,040	38.880	40,435
HST	Half Story	520	121.820	63,349
GAR	Garage	190	27.530	5,230
WDK	Deck	160	11.980	1,916
EFP	Enclos Porch	72	63.580	4,578

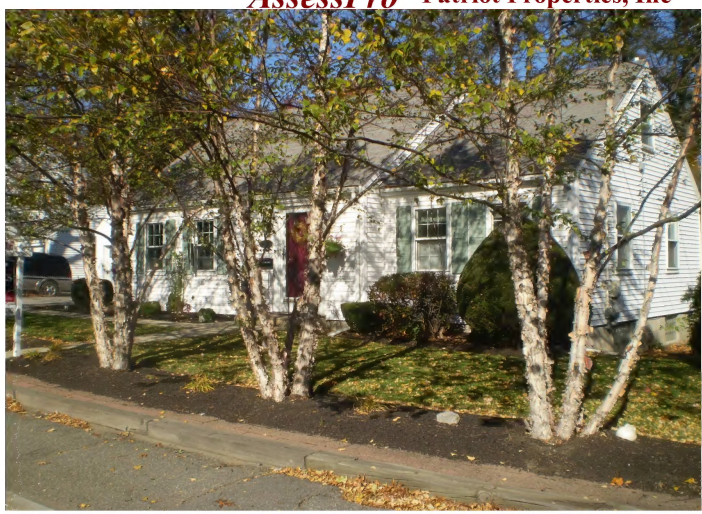
Net Sketched Area:	3,176			Total:	270,251
Size Ad	1714	Gross Are	3696	FinArea	1636

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	15		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0005-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10 X 10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	